





# **5 CHANTRY GARTH**WEST WITTON, WENSLEYDALE, DL8 4NE

£250,000 FREEHOLD

A Well Proportioned Detached Bungalow within a small cul-de-sac setting in this popular Wensleydale village. Entrance Hall, Lounge, Kitchen/Dining Room, 2 Bedrooms, Bathroom/WC, Garage, Driveway for One Car, Front and Rear Gardens, Oil Fired Central Heating, UPVC Double Glazing. Council Tax Band D. EER tbc. NO ONWARD CHAIN.



# **5 CHANTRY GARTH**

DETACHED BUNGALOW 2
BEDROOMS GARAGE AND
DRIVEWAY OIL CENTRAL HEATING UPVC
DOUBLE GLAZING HANDY FOR VILLAGE
SHOP AND PUBS NO ONWARD CHAIN





#### DESCRIPTION

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## **ENTRANCE HALL**

Radiator, access to loft space, cupboard containing oil fired boiler, further storage cupboard. Upvc double glazed entrance door to front. Doors to Lounge, Kitchen/Dining Room, Bedrooms and Bathroom/WC.

# **LOUNGE**

Stone surround open fireplace, television point, two radiators. Upvc double glazed windows to side and rear. Glazed door to Sun Room. Internal window to Sun Room. Door to Entrance Hall.

#### **SUN ROOM**

Pine boarded ceiling, radiator. Timber framed double glazed windows to either side and rear. Timber glazed double glazed entrance door to side. Glazed door to Lounge. Internal window to Lounge.

# KITCHEN/DINING ROOM

Stainless steel one and a half bowl sink unit with mixer tap, beech effect laminate work surfaces, sage cupboards and drawers, built-in electric oven and ceramic hob, plumbing for washing machine, fridge/freezer space, built-in pantry/broom cupboard, ceiling LED spotlights, radiator. Upvc double glazed window to rear. Upvc entrance door to side. Door to Entrance Hall.

#### **BEDROOM 1**

Built-in wardrobe, radiator. Upvc double glazed window to front. Door to Entrance Hall.

#### BEDROOM 2

Radiator. Upvc double glazed window to front. Door to Entrance Hall.

# BATHROOM/WC

Tiled surrounds, pedestal wash hand basin, electric shaver point, panelled bath with shower over and curtain and rail, low level WC, radiator. Upvc double glazed window to front. Door to Entrance Hall.

# **OUTSIDE**

TERRACED FRONT GARDEN ELEVATED ABOVE THE MAIN ROAD

Gravelled terrace with shrubs, planted bank. Steps leading down to the main road with the village shop and pubs being a short walk away.

#### TO THE SIDE

Electric meter box. Path with gate leading to:

# PRIVATE SOUTH FACING REAR GARDEN

Lawn, flower borders, shrubs, cold water tap, plastic bunded 1000 litre oil tank.

# SEMI DETACHED GARAGE

Power connected. Up and over door. Timber framed single glazed window and timber personnel door to Rear Garden.

Tarmacadam driveway for one car.

## **SERVICES**

Mains electricity, water and drainage.

# **GENERAL INFORMATION**

Viewing - By appointment with Norman F. Brown.

Tenure - Freehold. The title register is NYK69386

Local Authority - North Yorkshire Council - Tel: 0300 1312131

www.northyorks.gov.uk

Broadband and Mobile Phone Coverage – please check using this website https://checker.ofcom.org.uk

Property Reference – 17639861

Particulars Prepared – June 2025.

# IMPORTANT NOTICE

These particulars have been produced in good faith to give an overall view of the property. If any points are particularly relevant to your interest, please ask for further information or verification, particularly if you are considering travelling some distance to view the property.

All interested parties should note:

- i. The particulars are set out as a general outline only for the A life assurance policy may be required. Written quotation guidance of intended purchasers and do not constitute an offer or contract or any part thereof.
- ii. All measurements, areas or distances are given only as a guide and should not be relied upon as fact.
- iii. The exterior photograph(s) may have been taken from a vantage point other than the front street level. It should not be assumed that any contents/furnishings/furniture etc. are included in the sale nor that the property remains as displayed in the photographs.

iv. Services or any appliances referred to have not been

tested and cannot be verified as being in working order. Prospective buyers should obtain their own verification.

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available upon request.

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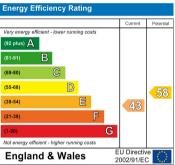






Total area: approx. 92.7 sq. metres (998.1 sq. feet)





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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